United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

| ect | on number | . Page | 1 1 1 | . " | | |
|-----|--|-------------------------------|---------------------------|-------------|-----------------------|------|
| | # :es | SUPPLEME | NTARY LISTI | NG RECORD | | |
| | NRIS Reference | Number: 920 | 00251 Dat | e Listed: | 3/30/92 | |
| | Blixt-Avitia H Property Name | ouse | | | | |
| | Pima County | <u>AZ</u> State | P 27 | ×. | | |
| | Menlo Park MPS Multiple Name | | | | | |
| | This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation. | | | | | |
| fn | Signature of t | he Keeper | | Dat | 20/47 ce of Action | |
| | Amended Items | in Nomination | : : | | | ==== |
| | Statement of Significance: The Period of Significance is amende to read: c1923. | | | | | |
| | The Significant Dates is amended to include: c1923. | | | | | |
| | This informati State historic | | | ay Ziemann | of the Arizon | a |
| | DISTRIBUTION: National Nominatin | Register prop ng Authority | perty file (without no | mination at | ttachment) | |

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines* for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

| 1. Name of Property Blixt/Av | ritia House | | |
|---|---|---|---|
| historic name Blixt Ho | use | PART OF: Menlo Park | MPS - |
| other names/site number | | | - |
| | | | |
| 2. Location | O- OT | | A] not for publication |
| | la Street | | A] vicinity |
| city, town Tucson | 77 | | zip code 85745 |
| state Arizona code A | AZ county | Pima code 019 | ZIP COUR O) (4) |
| 3. Classification | | | |
| Ownership of Property | Category of Property | Number of Resou | rces within Property |
| X private | X building(s) | Contributing | Noncontributing |
| public-local | district | 1_ | 0 buildings |
| public-State | site | | sites |
| public-Federal | structure | | structures |
| | object | VALUE TO THE LOCATION | objects |
| | | 1 | 0 Total |
| Name of related multiple property listing: | | Number of contrib | outing resources previously |
| Dodson/Esquivel House | | listed in the Natio | nal Register 0 |
| 4. State/Federal Agency Certificati | | | |
| 4. State/rederal Agency Certificati | OII | | |
| As the designated authority under the nomination request for determined national Register of Historic Places at In my opinion, the property meets Signature of Certifying official State or Federal agency and bureau | nation of eligibility me nd meets the procedu does not meet the | ets the documentation standards for a ral and professional requirements see National Register criteria. | registering properties in the at forth in 36 CFR Part 60. |
| In my opinion, the property meets | does not meet the | e National Register criteria. See c | ontinuation sheet. Date |
| Signature of commenting or other official | | | Date |
| State or Federal agency and bureau | | | · · · · · · · · · · · · · · · · · · · |
| 5. National Park Service Certificat | ion | | |
| I, hereby, certify that this property is: | | | |
| entered in the National Register. See continuation sheet. determined eligible for the National Register. See continuation sheet. determined not eligible for the National Register. | | | |
| removed from the National Register. other, (explain:) | | Signature of the Keeper | Date of Action |

| Current Function. Inter categories from instructions) Domestic - Single dwelling | |
|--|--|
| | |
| | |
| Materials (enter categories from instructions) | |
| foundation vesicular basalt walls brick | |
| roofflat, laid composition | |
| other | |
| | |

Describe present and historic physical appearance.

SUMMARY

The Blixt/Avitia house, 830 W. Alameda Street (Survey #13-12-13), is an early 20th century residence located in the Menlo Park Neighborhood Survey Area on land that is unsubdivided just north of the Menlo Park subdivision. An example of a locally significant Spanish Colonial Revival style house, the Blixt/Avitia house represents the late 19th and 20th century Revival style buildings in the Survey Area. The house is a stuccoed, parapet walled variation of the typical Spanish Colonial Revival style and has an atypical, symmetrical facade. It consists of the main residence, with a dwelling unit to the rear. Larger and of more complex massing than most other late 19th and 20th century Revival style buildings in the Menlo Park Neighborhood, the Blixt/Avitia house has a very formal entry sequence and facade. Other than a wing addition to the rear, the house has experienced very few alterations over the years and remains an excellent, intact example of the Spanish Colonial Revival style for which it is considered significant.

SITE AND SETTING

The Blixt/Avitia house is located on its original parcel of an unsubdivided area, a strip with houses facing south on Alameda Street. Believed to have been constructed around 1923 by owner/builder Charles Blixt, the residence, like the relatively few others during this era, was surrounded by vacant land. Most of the houses in the vicinity were constructed during the 1950's, 1970's and 1980's.

CONSTRUCTION

The Blixt/Avitia house is constructed of brick walls on a vesicular basalt foundation. The parapet walls are stuccoed and capped with Spanish tiles and soldier course, red bricks. The raised floor and roof are of wood frame construction; lintels are of wood and windows are 2/1 and 3/1 double hung, pine sash. Other than the capping treatment of the parapet walls, the residence is unornamented.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

| Section number | 7 | Page _ | 2 |
|----------------|---|--------|---|
|----------------|---|--------|---|

ORIGINAL APPEARANCE

The Blixt/Avitia house had a formal, symmetrical, imposing facade in front of which a volcanic stone supported, segmented arch porte-cochere was centrally located. The front yard, based on the circle, was also symmetrical and featured a circular driveway which vehicles entered by passing through a massive entry gate of volcanic stone supporting a rustic wooden beam. The front garden had a centrally located fountain with walks surrounding it. The stuccoed walls of the facade contrasted with the purplish vesicular basalt of the foundation and porte-cochere supports. Double hung pine windows were shaded by Spanish tile covered pents which were supported with wooden brackets.

ORIGINAL INTERIOR

The original residence featured an essentially rectangular floor plan with a barely discernible U shape surrounding the covered entry porch which led out into the car shelter. The interior of the Blixt/Avitia house was less elaborate in appointment than the exterior but did feature hard wood floors and a massive stone fireplace with built-in bookcases in the living room. Interior doors and double hung windows were framed with simple wooden casings characteristic of the era. There was a partial basement to the rear of the house.

CURRENT APPEARANCE AND ALTERATIONS

The Blixt/Avitia house has experienced no discernible alterations to the Alameda Street facade which is, at present, in average condition. The interior, also in average condition, appears as though it has in the main never been renovated. Other than the addition of a two bedroom, bathroom wing to the rear around 1958, and possible kitchen modifications, the integrity of the house has not been compromised by modification.

| 8. Statement of Significance | | | |
|--|---------------------|-------------------------------------|---------------------------|
| Certifying official has considered the significance of this | s property in state | | |
| Applicable National Register Criteria A B | XC 🗆 D | | |
| Criteria Considerations (Exceptions) | _cb | □E □F □G | |
| Areas of Significance (enter categories from instructions Architecture | \$) | Period of Significance 1905-1941 | Significant Dates 1924 |
| | | Cultural Affiliation | |
| | | | |
| Significant Person | | Architect/Builder Blixt, Charles (| builder) |
| | | | :e |

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE

The Blixt/Avitia house, a Spanish Colonial Revival style residence, is an excellent representative of the late 19th and 20th century Revivals. The house is locally significant under National Register Criterion C and for its contribution to architectural development in Tucson from 1905 to 1941. It is an excellent example of a popular style in a city with strong Hispanic roots.

OWNERSHIP

Little has been found about the original owner of the Blixt/Avitia house, Charles Blixt. It must be assumed that, owing to the scale and elaborateness of 803 W. Alameda Street, he was a contractor of some prominence locally at that time. The present owner, Yolanda Avitia, is also affiliated with the contracting profession.

INTEGRITY

The Blixt/Avitia house, as an excellent example of the Spanish Colonial Revival style, remains sufficiently unaltered so that its massing, materials and workmanship are truly reflective of the architectural qualities for which the property is considered significant.

| 9. Major Bibliographical References | |
|--|--|
| Bargain and Sale Deed between G. E. February 27, 1924 | P. Smith et. al. and Charles Blixt, |
| | |
| | |
| | |
| | See continuation sheet |
| Previous documentation on file (NPS): preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey # recorded by Historic American Engineering Record # | Primary location of additional data: State historic preservation office Other State agency Federal agency Local government University Other Specify repository: |
| 10. Geographical Data | |
| Acreage of property less than one | |
| UTM References A 1, 2 5 0, 1 4, 2, 0 3, 5 6, 4 9, 4, 0 Zone Easting Northing C 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | B |
| | See continuation sheet |
| Verbal Boundary Description | |
| The boundaries of the nominated propulation number 116-19-1790/180A; part of lothat part of section lying north of south 24 ac p 75-11-14-13 | perty are those of tax parcel t 38 which is 75' of west 680' of Alameda St. & east of Melwood Ave., |
| | See continuation sheet |
| Boundary Justification | |
| The boundaries include the parcels a historic extent of the property. | above. This is the present and |
| | See continuation sheet |
| 11. Form Prepared By | 0 |
| name/title <u>Janet Strittmatter</u> , Project organization <u>Johns & Strittmatter Inc.</u> | date February 9, 1992 |
| street & number 2960 N. Swan, Suite 217 | telephone (602) 325-2591 |
| city or town Tucson | state Arizona zip code 85712 |

4,

Bargain iii Sale Deed

| THIS INDENTURE, Made the 27th | day of |
|--|--|
| Pebruary A.D. transparate stant Continuents | tine therefore suct |
| between G. 3. P. Smith and Kaude North 3 | mith, his wife, |
| Jennie Haynes, (a widow) and Ella M. Ruthrauff (a widow). | and the same of th |
| a and a significant and a sign | |
| | |
| parties of the best part, and Charles Blixt (married) of Tueson, Pins Coun | ty, Arizona. |
| | |
| | |
| the part_y | of the second part, |
| WITNESSETH: That the said part_iesof the first part, for and in consideration | m of the sum of |
| Ten (\$10.00) and Mo/100 | DOLLARS |
| Gold coin of the United States of America, to then | _in hand paid by |
| the said part y of the second part, the receipt whereof is hereby admowledged, do | by'these presents, |
| hargain, sell, convey and confirm unto the said part _y of the second part, and to his_ | |
| assigns forever, all | |
| lying and being in the County of Pinta. State of Ariz | ona, and bounded |
| and described as follows, to wit: | |

Beginning at the intersection of the east property line of Melwood Avenue and the north property line of Alameda Street, according to the Amended and Supplemental Many of Lealo Park Annex and South Manlo Park filed and recorded in the office of the County Recorder of rimm County, arizona, in Book 3 of Many & Plats at page 131 thereof; thence easterly along the Morth property line of Alameda Street and the extension of the North property line of Alameda Street and the extension of the North property line of Alameda Street produced, a distance of 605 feet to the true point of beginning. From the true point of beginning running northerly at right angles to Alameda Street produced, 107.5 feet to a point; thence easterly and parallel to Alameda Street 75 feet to a roint; thence Southerly at right angles to Alameda Street 187.5 feet to a point; thence westerly slow the extension of the North property line of Alameda Street 75 feet to the true point of beginning, the above described lot or parcel of land lying and being wholly within Lot Thirty-eight (18), Section Eleven (11) Township Pourteen (14) Bouth, Manue Thirteen (15) East, G & J R B & M., Pima County, Arizona.

Together with all and singular the tenements, hereofitaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof, and, also, all the estate, right, title, interest, claim of homestead, property possession, claim and demand whatsoever, as well in hw as in equity, of the said partiles—of the first part, of or to the said premises, and every part and parcel thereof, with the appurtenances,

IN WITNESS WHEREOF, the said part ies__ of the first part have bereunto set _ their_hand and seal 3, the day and year first above written.

ATTENNESS OF THE PROPERTY OF THE PERSON OF T

G.Z.P. Smith

Maude North Smith

Jennie Haynes

311a M. Huthrauff

by J. Mathraiff her attorney
in fact.

714 4

itute of Arizona) es

Before me, John C. Hayaes, a Notary Public in and for the County of Fina, State of Ministra, on this day personally agreemed G.E.F. Smith and Kaude Horth Smith, his wife, Jennie Haynes, a widow, and J. Nos authrauff as Attorney on fact for Ella M. Ruthrauff a widow, known to be to be the persons whose names are subscribed to the foregoing interment and acknowledged to be that they executed the same for the purpose and consideration therein expresses.

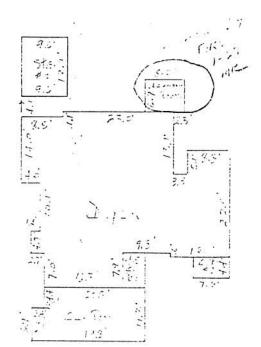
Given inter my head and seal of office this 10th day of Earch, A.D. 1924.

Taked and recorded at remost of the abstract & Title Tumrantee Co. Eur 27, A.D. 1924 at 11-41 A.M.

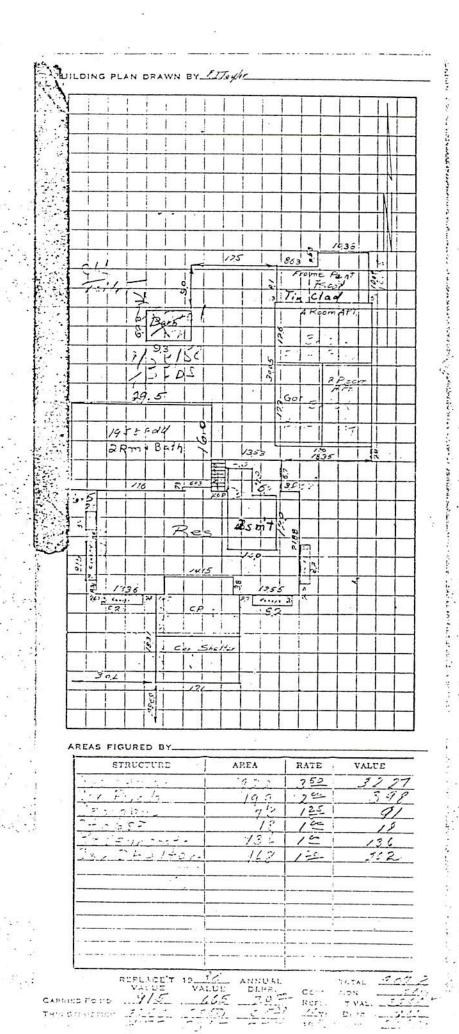
R.3. Timera, County recorder

Tree |

Dim's D.K.



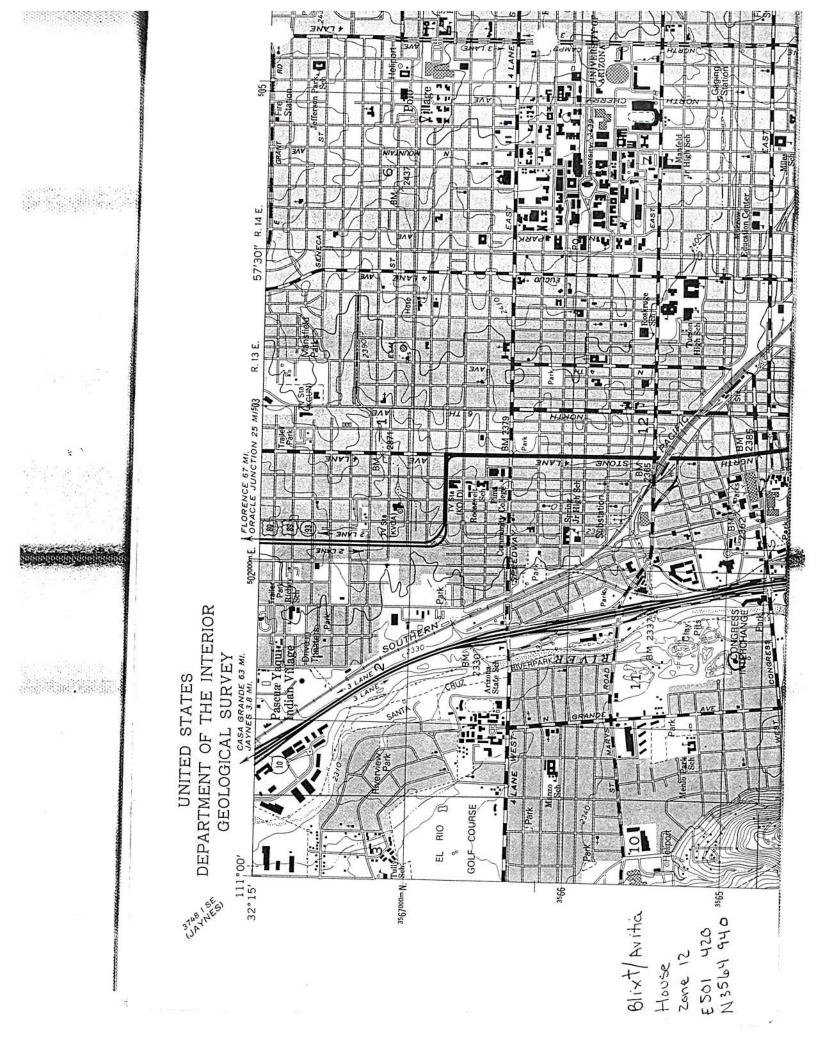
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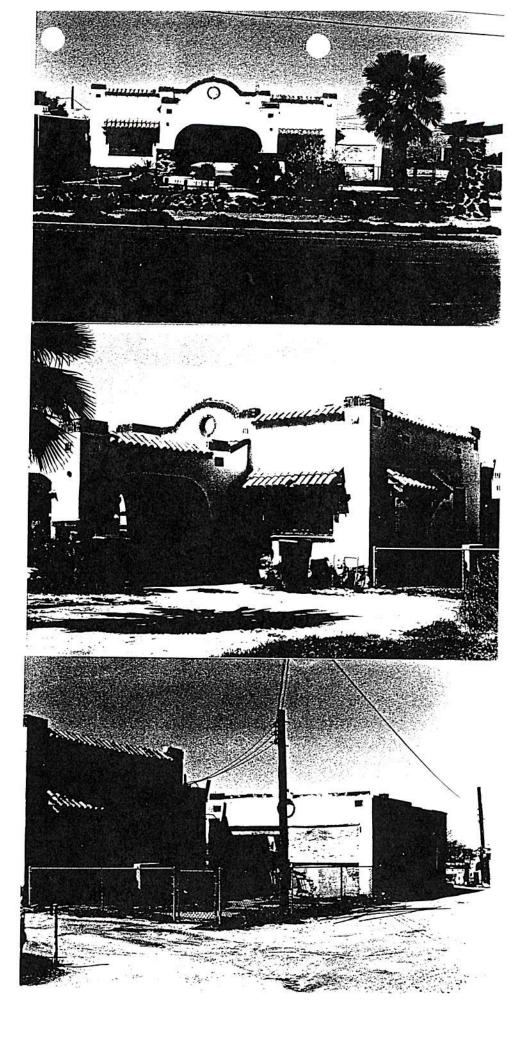


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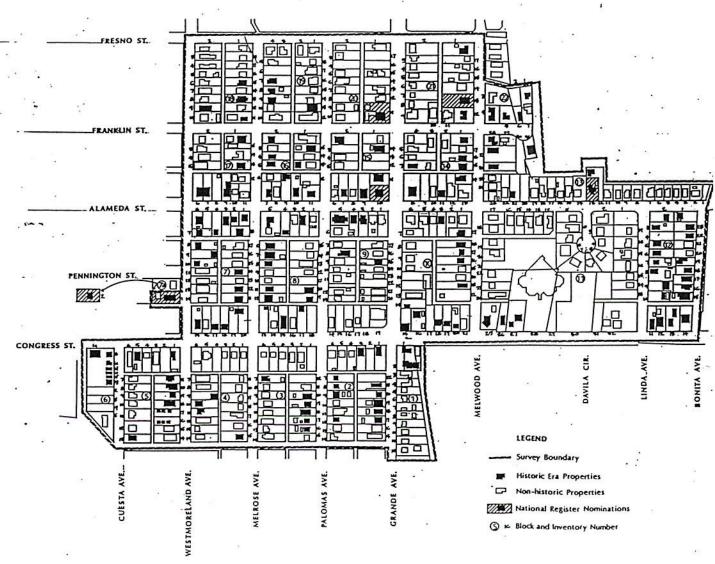
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| fice Bldg. tore Bldg. | Reofing Composition —Laidlbs | Ceding | Linen Closet | | WALLS: | | | |
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| tyle of | -Clay | Windows_ | Supports C | 17 | | | | |
| Architecture | -Asbestos -Concrete | -Sieel | -Roof Elect-C | 全 | | | | |
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| o. Stories | —Galv. | | Open Porch | 1:3 | INSIDE FINISH: | | | |
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| osts iers | Dialog Rm. / | Ceiling | Sleep. Porch | <u> </u> | | | | |
| · | 71001_CE | | -Foundation -Floor | 1 1 | | | | |
| | Walls Fr. 72. | Trim | -Wall to W. L | 1 | | | | |
| WALL.Q | Calling Cli | Windows | -Wall above W. I | 4 | | | | |
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| -Conc. Masonry | A J. Commission | BASEMENT | -Wa:1 | E ; | MATERIALSCO | NSTRUCTION: | CONDITION:_ | |
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| intels - | | Stairs Car C | -Foundation -Floor | | | | ++++++++ | ļ |
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| inish | BATHROOM | | -H:. Car.opy - ✓ - ✓ | | 1 + + + + + + + + + + + + + + + + + + + | | | 1 |
| Plaster Sturco | Walls. Lid XI. | HEAT | Pergola | } | | | | 1 |
| Brick —Common | Wainscott 2: | Stove | re.gork | | +++++++ | | - | 1 |
| -Wirc-cut | No. Fixt. | Fireplace . —Gas Insert | Patio Wall —Foundation | | | | | 1 |
| -Glazed M. L. & P. | Tub. | Wali Radiants Heatroin Type | -Finish | : | +++++ | | - | + |
| Box | Todet Basin | Arcola Type | -1 catures | | | | | j |
| Siding Corr. Iron | Class < | Ficor Furnace Wall Furnace | | | | H - - - - - - - - - - - - - - - - - - - | | 1 |
| —Galv. —Red | Size | Furnace Hand Fired | GEN. CONSTRUC | TION | | | | |
| | Other baths | Automatic Ho: Air | Materials New | | | | | |
| | | Hot Water Steam | 2r.d hand | - 1 | | | | 1 |
| OUTSIDE TRIM | / KATCHEN | Fuel | Mixed Type |] | | +++++++ | +++++++++++++++++++++++++++++++++++++++ | İ |
| rt-Stone | Sina 12 | LIGHTING | Good Medium | 1 | H-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1 | | | |
| | Oramboard | Lamps | Cheap | | | | | l. |
| lain 't. Iron Grilles | Cupboards, Walls | Class Fixt. | Condition Poundation | 1. | | | | |
| indow Boxes ing Walls | Range | BUILT-IN FEATURES | Walls Sair | | STRUCTURE | AR | REA . RATE . A | MOUNT |
| | | Ventilation | Trim_faz | | Frame Sectio | | | |
| PCOF | PLUMBING | Sprinkler Syrtem | Incide Walls & | | Add'l Rat. | | CA 711 | |
| vne 1 lat | Automatic | Air Conditioning | C. ding | | | | 80 707 | |
| Grale | Laundry tubs Sion Sink | Ccoling Syst. | ~ | 1 | | | | |
| Pent | l'aucci | | General Z | | | | | |
| | | | | | | | | |
| CMARYS | | | | | | | | |
| | <u> </u> | Sec. 22 _ 200 | | | REPLACE'T 1 | ISE ANNUAL | L TOTAL | 150 |
| 56,00 | | = | :25: | | VALUE | VALUE DEPR | FEI SWESSINGER - 1 | |
| | | | | | 2 | | CORRECTION | 5 |
| | | | | | For STRUCTURE /200 | /20 14年 | REPLACET VIE | |
| | | | | | * * ** ** * * * * * * * * * * * * * * | er en an ann | YRS. DFPR | |
| | | 200 | | | | 00 N NOS | · · · · · · · · · · · · · · · · · · · | . 1 |





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MENLO PARK NEIGHBORHOOD SURVEY PROPERTY INVENTORY